

Manor Township Zoning Hearing Board Minutes

Wednesday, January 8, 2025

Time: 7:00 p.m.

Chairman, Bradley Singer called the Manor Township Zoning Hearing Board meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, PA 17603 on January 8, 2025 at 7:00 p.m. Chairman Singer led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Bradley Singer, Dennis Funk, Jeffrey Klugh, and Mike DeBerdine

Staff Present: Nate Taggart and Peg Hess

Township Solicitor: Susan P Peipher

Visitors: See attached Sign-In Sheet

Re-Organization

Appointment to the Zoning Hearing Board by the Township Supervisors – Jeffrey Klugh was appointed for a three-year term, beginning January 6, 2025 and expiring December 31, 2027.

Mike DeBerdine was appointed Alternate for a three-year term, beginning January 6, 2025 and expiring December 31, 2027.

Scott Ream was recognized for his time serving on the Board.

Election of Officers

Chairman- Jeff Klugh made a motion to appoint Brad Singer as Chairman. Dennis Funk seconded, and the motion carried unanimously.

Vice Chairman – Jeff Klugh made a motion to appoint Dennis Funk as Vice Chairman. Brad Singer seconded, and the motion carried unanimously.

Secretary – Brad Singer made a motion to appoint Jeff Klugh as Secretary. Dennis Funk seconded, and the motion carried unanimously.

Set Meeting Dates

The Zoning Hearing Board will meet on the first Wednesday of each month at 7:00 p.m. If there are any changes to the schedule, the meetings will be dually advertised according to the Municipalities Planning Code.

Dennis Funk made a motion to approve meeting minute dates. Jeff Klugh seconded, and the motion carried unanimously.

Selection of the 2025 Zoning Hearing Board Solicitor

Brad Singer made a motion to appoint Susan P Peipher of Appel, Yost and Zee, LLP, as Solicitor. Jeff Klugh seconded, and the motion carried unanimously.

Previous Month Minutes – Dennis Funk made a motion to approve the October 2, 2024 meeting minutes as they have been submitted. Jeff Klugh seconded, and the motion carried unanimously.

New Business

Solicitor Peipher read the procedural instructions on how cases before the board will be heard and decided.

Nate Taggart confirmed with Solicitor Peipher that this hearing was properly advertised in accordance with the MPC, properly posted and neighboring property owners notified of this hearing.

Case #1-2025: Rohrer Homestead LLC, 126 Charlestown Rd, Washington Boro, PA 17582. The applicant is requesting a Variance pursuant to Section 425-104.1.B(4) of the Zoning Ordinance to permit an Accessory Solar Energy System (ASES) that exceeds the maximum total permitted surface area of individual rooftop solar panels. The proposed total surface area of all solar panels is 68,000 square feet for on-site usage. The property in question is located at 126 Charlestown Rd, Washington Boro, PA 17582, Tax ID 410-03859-0-0000 and is in the Agricultural (A) Zone.

Tyler Rohrer, 124 Charlestown Rd, Applicant, and Brett Nolt were sworn in. The request is to allow 2,421 roof-mounted 595w solar panels and 16 roof-mounted inverters to be mounted on three rooftops of the dairy production facility. The panels will be mounted 8" off roof and have same slope as roof. Equipment on the ground will be 8'x16' concrete pad for electric switch gear and PPL metering and 6'x6' concrete pad for the electric transformer. These panels will create 115% of the farms usage. PPL Electric and PA PUC have approved this project. Project to be complete by end of 2025. Proposed use has no impact on the environment. There are few site lines on project due to topography on Prospect Road and buildings on Charlestown Road. The equipment will be 1000' from any neighboring property line. The array will create approximately 65 decibels of noise during operation. Solicitor Peipher received confirmation that two buildings being used to hold the panels are structurally sound by Brett Nolt. One building is to be constructed. The power being created will strictly be used by the property. The electric infrastructure will be a separate entity if in future the family wants to split ownership. The useful life is warranted for production for 30 years. Testimony was closed. No public comment. Zoning Manager Taggart commented that if in the future the entity wanted to sell the grid they would need another Variance as in the current Zoning Ordinance the usage of accessory solar panels may only be used on-site. Executive Session was called.

Session reopened. Dennis Funk made a motion to approve the Variance pursuant to Section 425-104.1.B(4) of the Zoning Ordinance to permit an Accessory Solar Energy System (ASES) that

exceeds the maximum total permitted surface area of individual rooftop solar panels. Jeff Klugh seconded, and the motion carried unanimously.

Case #2-2025: Michael Funk, 65 Penn Street, Washington Boro, PA 17582. The applicant is seeking a Special Exception to Section 425-55 of the Zoning Ordinance to construct and operate an automotive/equipment repair facility. The property in question is owned by Steven A Funk, and is located at 65 Penn Street, Washington Boro, PA 17582, Tax ID 410-37671-0-0000 and is in the Village (V) Zone.

Michael Funk was sworn in. Since the application was submitted, the subject property was legally transferred to Michael Funk. Mr. Funk would like to construct a 60'x60'x18'H pole building to operate a sole proprietary auto garage. 12 vehicles would be anticipated to be on the property at any given time and there are 26 current parking spaces on the macadam lot. The Tomato Barn will exist, and shared parking will occur. The small building along 999 will be removed. This will be a licensed PA inspection station but no heavy equipment. Dennis Funk received confirmation that screening could be added along 999 if required. All work will be conducted within the pole barn and no outdoor storage will occur per Solicitor Peipher's inquiry. No junking of vehicles will occur. Mr. Funk will be living on the premises per the Ordinance. Testimony was closed. No public comment. Executive Session was called.

Session reopened. Jeff Klugh made a motion to grant the Special Exception to Section 425-55 of the Zoning Ordinance to construct and operate an automotive/equipment repair facility. Dennis Funk seconded, and the motion carried unanimously.

Case #3-2025: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to section 425-19.G. to allow the construction of a 60 foot tall distribution center which would exceed the maximum allowed height of 40 feet. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial (I) Zone.

Todd Smeigh of DC Gohn Associates, Clay Shipman of Turkey Hill Dairy, and Jason Titman of Titman Group were sworn in. Because of the growing demand and to increase efficiency, construction of a new cold storage facility is planned. This building is situated in the southeastern portion of the property, behind and to the west of the existing office building. This is the least challenged grade of the site. This distribution facility will be directly adjacent to the LCSWMA landfill making it non-visible from the river. Glimpses of it will be visible from River Road. This facility will allow storage of 10,000 pallets, which is the optimal 6 pallets high throughout the building. The existing NW warehouse is at an elevation of 583' with the new distribution facility being 575', which is lower, but the actual building height is 20' higher than the Variance allowed. Per Clay Shipman commented that to fit the building parameters going higher builds on the efficiency of the frozen warehouse. This would allow them to cube out the warehouse properly allowing maximum forklift reach and allowing clear height above for

adequate fire protection. This new facility will bring all of the outsourced storage back and sized for 85% capacity in their 5- year projection. Truck traffic will remain neutral. Raising the roof in the future is not in the plans as this is current forklift reach. Without demotion of buildings confirmation was made that they are at maximum impervious coverage. Todd Smeigh spoke on Variance requirements and their conformity. Stormwater management is currently being designed. Testimony was closed. No public comment. Executive Session called.

Session reopened. Dennis Funk made a motion to approve the Variance Request pursuant to section 425-19.G. to allow the construction of a 60 foot tall distribution center which would exceed the maximum allowed height of 40 feet. Jeff Klugh seconded, and the motion carried unanimously.

Next meeting is scheduled for Wednesday, February 5, 2025. Dennis Funk made a motion to adjourn the meeting. Jeff Klugh seconded, and the meeting adjourned at 8:05 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess